

# WISCONSIN

# #32\*

In **Wisconsin**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$898**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,993** monthly or **\$35,913** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$17.27**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT WISCONSIN:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$14.32</b>
2-Bedroom Housing Wage	<b>\$17.27</b>
Number of Renter Households	<b>775,089</b>
Percent Renters	<b>33%</b>

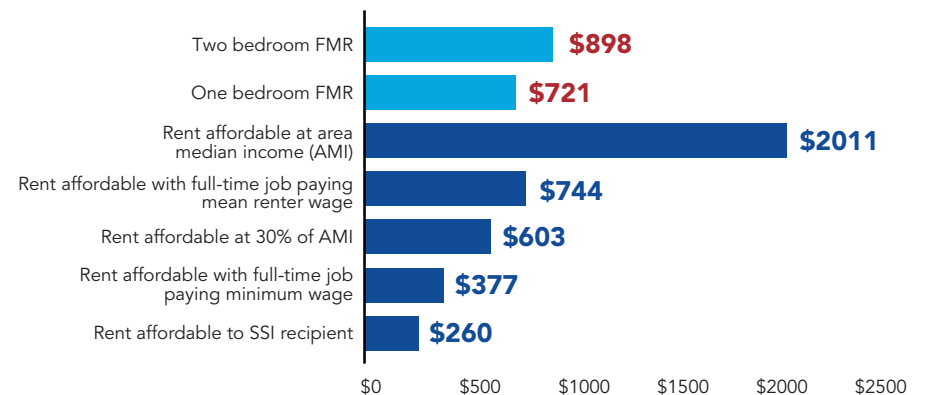
**95**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**77**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.4**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.9**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Minneapolis-St. Paul-Bloomington HMFA	<b>\$23.35</b>
Madison HMFA	<b>\$22.81</b>
Kenosha County	<b>\$20.00</b>
Milwaukee-Waukesha-West Allis MSA	<b>\$17.73</b>
Columbia County	<b>\$17.60</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)			RENTERS		
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Wisconsin	\$17.27	\$898	\$35,913	2.4	\$80,442	\$2,011	\$24,133	\$603	775,089	33%	\$14.32	\$744	1.2	
Combined Nonmetro Areas	\$15.01	\$781	\$31,224	2.1	\$69,618	\$1,740	\$20,885	\$522	162,758	26%	\$11.93	\$620	1.3	
<u>Metropolitan Areas</u>														
Appleton MSA	\$15.58	\$810	\$32,400	2.1	\$86,400	\$2,160	\$25,920	\$648	25,217	27%	\$14.06	\$731	1.1	
Columbia County HMFA	\$17.60	\$915	\$36,600	2.4	\$81,800	\$2,045	\$24,540	\$614	6,300	26%	\$11.29	\$587	1.6	
Duluth MSA	\$15.69	\$816	\$32,640	2.2	\$76,800	\$1,920	\$23,040	\$576	6,262	33%	\$12.22	\$635	1.3	
Eau Claire MSA	\$15.17	\$789	\$31,560	2.1	\$76,700	\$1,918	\$23,010	\$575	21,955	33%	\$12.87	\$669	1.2	
Fond du Lac MSA	\$14.87	\$773	\$30,920	2.1	\$79,200	\$1,980	\$23,760	\$594	11,898	29%	\$13.18	\$685	1.1	
Green Bay HMFA	\$15.81	\$822	\$32,880	2.2	\$82,300	\$2,058	\$24,690	\$617	37,941	34%	\$14.72	\$765	1.1	
Green County HMFA	\$15.73	\$818	\$32,720	2.2	\$79,000	\$1,975	\$23,700	\$593	3,860	26%	\$11.11	\$578	1.4	
Iowa County HMFA	\$16.60	\$863	\$34,520	2.3	\$78,500	\$1,963	\$23,550	\$589	2,584	26%	\$13.87	\$721	1.2	
Janesville-Beloit MSA	\$15.98	\$831	\$33,240	2.2	\$70,300	\$1,758	\$21,090	\$527	20,681	32%	\$13.91	\$724	1.1	
Kenosha County HMFA	\$20.00	\$1,040	\$41,600	2.8	\$77,700	\$1,943	\$23,310	\$583	21,616	34%	\$12.87	\$669	1.6	
La Crosse-Onalaska MSA	\$15.94	\$829	\$33,160	2.2	\$76,800	\$1,920	\$23,040	\$576	17,439	37%	\$13.82	\$719	1.2	
Madison HMFA	\$22.81	\$1,186	\$47,440	3.1	\$100,100	\$2,503	\$30,030	\$751	92,207	42%	\$16.30	\$848	1.4	
Milwaukee-Waukesha-West Allis MSA	\$17.73	\$922	\$36,880	2.4	\$83,800	\$2,095	\$25,140	\$629	251,106	40%	\$16.05	\$835	1.1	
Minneapolis-St. Paul-Bloomington HMFA	\$23.35	\$1,214	\$48,560	3.2	\$103,400	\$2,585	\$31,020	\$776	12,268	25%	\$11.00	\$572	2.1	
Oconto County HMFA	\$13.73	\$714	\$28,560	1.9	\$70,700	\$1,768	\$21,210	\$530	2,709	17%	\$9.84	\$512	1.4	
Oshkosh-Neenah MSA	\$15.13	\$787	\$31,480	2.1	\$80,800	\$2,020	\$24,240	\$606	24,570	35%	\$15.25	\$793	1.0	
Racine MSA	\$16.65	\$866	\$34,640	2.3	\$84,600	\$2,115	\$25,380	\$635	24,562	32%	\$12.88	\$670	1.3	
Sheboygan MSA	\$14.08	\$732	\$29,280	1.9	\$73,400	\$1,835	\$22,020	\$551	14,110	30%	\$14.16	\$736	1.0	

1: BR = Bedroom  
 2: FMR = Fiscal Year 2020 Fair Market Rent.  
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.  
 4: AMI = Fiscal Year 2020 Area Median Income  
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)			RENTERS		
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Wausau MSA	\$14.94	\$777	\$31,080	2.1	\$79,900	\$1,998	\$23,970	\$599	15,046	27%	\$13.52	\$703	1.1	
<b>Counties</b>														
Adams County	\$14.62	\$760	\$30,400	2.0	\$55,600	\$1,390	\$16,680	\$417	1,491	17%	\$10.84	\$564	1.3	
Ashland County	\$14.23	\$740	\$29,600	2.0	\$59,000	\$1,475	\$17,700	\$443	2,073	32%	\$11.25	\$585	1.3	
Barron County	\$14.33	\$745	\$29,800	2.0	\$65,000	\$1,625	\$19,500	\$488	4,766	25%	\$10.37	\$539	1.4	
Bayfield County	\$15.02	\$781	\$31,240	2.1	\$64,500	\$1,613	\$19,350	\$484	1,200	17%	\$9.91	\$515	1.5	
Brown County	\$15.81	\$822	\$32,880	2.2	\$82,300	\$2,058	\$24,690	\$617	36,228	35%	\$14.87	\$773	1.1	
Buffalo County	\$14.83	\$771	\$30,840	2.0	\$68,500	\$1,713	\$20,550	\$514	1,409	25%	\$11.83	\$615	1.3	
Burnett County	\$14.50	\$754	\$30,160	2.0	\$59,800	\$1,495	\$17,940	\$449	1,387	19%	\$10.17	\$529	1.4	
Calumet County	\$15.58	\$810	\$32,400	2.1	\$86,400	\$2,160	\$25,920	\$648	3,752	19%	\$9.51	\$495	1.6	
Chippewa County	\$15.17	\$789	\$31,560	2.1	\$76,700	\$1,918	\$23,010	\$575	6,946	27%	\$12.43	\$646	1.2	
Clark County	\$13.73	\$714	\$28,560	1.9	\$62,900	\$1,573	\$18,870	\$472	2,843	22%	\$13.29	\$691	1.0	
Columbia County	\$17.60	\$915	\$36,600	2.4	\$81,800	\$2,045	\$24,540	\$614	6,300	26%	\$11.29	\$587	1.6	
Crawford County	\$13.73	\$714	\$28,560	1.9	\$64,300	\$1,608	\$19,290	\$482	1,580	24%	\$9.73	\$506	1.4	
Dane County	\$22.81	\$1,186	\$47,440	3.1	\$100,100	\$2,503	\$30,030	\$751	92,207	42%	\$16.30	\$848	1.4	
Dodge County	\$15.83	\$823	\$32,920	2.2	\$77,500	\$1,938	\$23,250	\$581	10,472	30%	\$14.12	\$734	1.1	
Door County	\$15.63	\$813	\$32,520	2.2	\$74,500	\$1,863	\$22,350	\$559	2,918	22%	\$10.26	\$534	1.5	
Douglas County	\$15.69	\$816	\$32,640	2.2	\$76,800	\$1,920	\$23,040	\$576	6,262	33%	\$12.22	\$635	1.3	
Dunn County	\$15.17	\$789	\$31,560	2.1	\$71,500	\$1,788	\$21,450	\$536	5,489	33%	\$12.73	\$662	1.2	
Eau Claire County	\$15.17	\$789	\$31,560	2.1	\$76,700	\$1,918	\$23,010	\$575	15,009	37%	\$13.04	\$678	1.2	
Florence County	\$13.73	\$714	\$28,560	1.9	\$61,000	\$1,525	\$18,300	\$458	306	15%	\$8.12	\$422	1.7	
Fond du Lac County	\$14.87	\$773	\$30,920	2.1	\$79,200	\$1,980	\$23,760	\$594	11,898	29%	\$13.18	\$685	1.1	
Forest County	\$13.73	\$714	\$28,560	1.9	\$56,000	\$1,400	\$16,800	\$420	925	23%	\$9.80	\$510	1.4	
Grant County	\$13.75	\$715	\$28,600	1.9	\$68,500	\$1,713	\$20,550	\$514	5,856	30%	\$10.99	\$572	1.3	
Green County	\$15.73	\$818	\$32,720	2.2	\$79,000	\$1,975	\$23,700	\$593	3,860	26%	\$11.11	\$578	1.4	

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	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)			RENTERS		
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Green Lake County	\$13.73	\$714	\$28,560	1.9	\$69,900	\$1,748	\$20,970	\$524	1,982	25%	\$11.36	\$591	1.2	
Iowa County	\$16.60	\$863	\$34,520	2.3	\$78,500	\$1,963	\$23,550	\$589	2,584	26%	\$13.87	\$721	1.2	
Iron County	\$13.73	\$714	\$28,560	1.9	\$57,200	\$1,430	\$17,160	\$429	754	25%	\$7.96	\$414	1.7	
Jackson County	\$13.73	\$714	\$28,560	1.9	\$66,100	\$1,653	\$19,830	\$496	2,063	26%	\$13.77	\$716	1.0	
Jefferson County	\$17.25	\$897	\$35,880	2.4	\$76,600	\$1,915	\$22,980	\$575	9,841	30%	\$12.25	\$637	1.4	
Juneau County	\$14.77	\$768	\$30,720	2.0	\$63,400	\$1,585	\$19,020	\$476	2,455	23%	\$12.97	\$674	1.1	
Kenosha County	\$20.00	\$1,040	\$41,600	2.8	\$77,700	\$1,943	\$23,310	\$583	21,616	34%	\$12.87	\$669	1.6	
Kewaunee County	\$15.81	\$822	\$32,880	2.2	\$82,300	\$2,058	\$24,690	\$617	1,713	21%	\$10.95	\$569	1.4	
La Crosse County	\$15.94	\$829	\$33,160	2.2	\$76,800	\$1,920	\$23,040	\$576	17,439	37%	\$13.82	\$719	1.2	
Lafayette County	\$13.73	\$714	\$28,560	1.9	\$69,400	\$1,735	\$20,820	\$521	1,591	24%	\$10.37	\$539	1.3	
Langlade County	\$13.73	\$714	\$28,560	1.9	\$60,300	\$1,508	\$18,090	\$452	2,103	24%	\$9.62	\$500	1.4	
Lincoln County	\$13.73	\$714	\$28,560	1.9	\$71,700	\$1,793	\$21,510	\$538	2,823	22%	\$11.33	\$589	1.2	
Manitowoc County	\$13.83	\$719	\$28,760	1.9	\$76,000	\$1,900	\$22,800	\$570	8,572	25%	\$12.96	\$674	1.1	
Marathon County	\$14.94	\$777	\$31,080	2.1	\$79,900	\$1,998	\$23,970	\$599	15,046	27%	\$13.52	\$703	1.1	
Marinette County	\$13.90	\$723	\$28,920	1.9	\$59,200	\$1,480	\$17,760	\$444	4,721	25%	\$12.02	\$625	1.2	
Marquette County	\$15.02	\$781	\$31,240	2.1	\$64,300	\$1,608	\$19,290	\$482	1,237	19%	\$12.07	\$627	1.2	
Menominee County	\$13.73	\$714	\$28,560	1.9	\$41,000	\$1,025	\$12,300	\$308	497	34%	\$4.62	\$240	3.0	
Milwaukee County	\$17.73	\$922	\$36,880	2.4	\$83,800	\$2,095	\$25,140	\$629	192,990	51%	\$17.28	\$899	1.0	
Monroe County	\$16.23	\$844	\$33,760	2.2	\$72,100	\$1,803	\$21,630	\$541	5,269	30%	\$14.04	\$730	1.2	
Oconto County	\$13.73	\$714	\$28,560	1.9	\$70,700	\$1,768	\$21,210	\$530	2,709	17%	\$9.84	\$512	1.4	
Oneida County	\$14.85	\$772	\$30,880	2.0	\$70,400	\$1,760	\$21,120	\$528	2,465	16%	\$12.32	\$641	1.2	
Outagamie County	\$15.58	\$810	\$32,400	2.1	\$86,400	\$2,160	\$25,920	\$648	21,465	29%	\$14.65	\$762	1.1	
Ozaukee County	\$17.73	\$922	\$36,880	2.4	\$83,800	\$2,095	\$25,140	\$629	8,633	24%	\$11.94	\$621	1.5	
Pepin County	\$13.73	\$714	\$28,560	1.9	\$68,500	\$1,713	\$20,550	\$514	608	20%	\$10.71	\$557	1.3	
Pierce County	\$23.35	\$1,214	\$48,560	3.2	\$103,400	\$2,585	\$31,020	\$776	4,248	28%	\$10.59	\$551	2.2	
Polk County	\$16.15	\$840	\$33,600	2.2	\$69,200	\$1,730	\$20,760	\$519	3,959	22%	\$10.50	\$546	1.5	

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Portage County	\$15.08	\$784	\$31,360	2.1	\$79,100	\$1,978	\$23,730	\$593	8,818	31%	\$12.12	\$630	1.2			
Price County	\$13.73	\$714	\$28,560	1.9	\$60,500	\$1,513	\$18,150	\$454	1,417	21%	\$13.00	\$676	1.1			
Racine County	\$16.65	\$866	\$34,640	2.3	\$84,600	\$2,115	\$25,380	\$635	24,562	32%	\$12.88	\$670	1.3			
Richland County	\$14.12	\$734	\$29,360	1.9	\$63,200	\$1,580	\$18,960	\$474	1,868	24%	\$12.13	\$631	1.2			
Rock County	\$15.98	\$831	\$33,240	2.2	\$70,300	\$1,758	\$21,090	\$527	20,681	32%	\$13.91	\$724	1.1			
Rusk County	\$13.73	\$714	\$28,560	1.9	\$53,700	\$1,343	\$16,110	\$403	1,454	23%	\$12.27	\$638	1.1			
St. Croix County	\$23.35	\$1,214	\$48,560	3.2	\$103,400	\$2,585	\$31,020	\$776	8,020	24%	\$11.10	\$577	2.1			
Sauk County	\$16.15	\$840	\$33,600	2.2	\$72,500	\$1,813	\$21,750	\$544	8,163	31%	\$11.65	\$606	1.4			
Sawyer County	\$15.62	\$812	\$32,480	2.2	\$55,400	\$1,385	\$16,620	\$416	2,040	27%	\$10.12	\$526	1.5			
Shawano County	\$13.73	\$714	\$28,560	1.9	\$66,400	\$1,660	\$19,920	\$498	3,989	23%	\$9.91	\$516	1.4			
Sheboygan County	\$14.08	\$732	\$29,280	1.9	\$73,400	\$1,835	\$22,020	\$551	14,110	30%	\$14.16	\$736	1.0			
Taylor County	\$13.73	\$714	\$28,560	1.9	\$63,900	\$1,598	\$19,170	\$479	1,936	22%	\$12.75	\$663	1.1			
Trempealeau County	\$14.33	\$745	\$29,800	2.0	\$71,900	\$1,798	\$21,570	\$539	3,305	28%	\$12.71	\$661	1.1			
Vernon County	\$14.19	\$738	\$29,520	2.0	\$63,600	\$1,590	\$19,080	\$477	2,788	23%	\$9.27	\$482	1.5			
Vilas County	\$14.29	\$743	\$29,720	2.0	\$57,500	\$1,438	\$17,250	\$431	2,560	23%	\$8.71	\$453	1.6			
Walworth County	\$17.31	\$900	\$36,000	2.4	\$79,000	\$1,975	\$23,700	\$593	13,026	32%	\$11.47	\$597	1.5			
Washburn County	\$14.69	\$764	\$30,560	2.0	\$63,800	\$1,595	\$19,140	\$479	1,460	21%	\$10.35	\$538	1.4			
Washington County	\$17.73	\$922	\$36,880	2.4	\$83,800	\$2,095	\$25,140	\$629	12,302	23%	\$13.13	\$683	1.4			
Waukesha County	\$17.73	\$922	\$36,880	2.4	\$83,800	\$2,095	\$25,140	\$629	37,181	24%	\$15.07	\$784	1.2			
Waupaca County	\$14.02	\$729	\$29,160	1.9	\$71,800	\$1,795	\$21,540	\$539	5,635	26%	\$11.70	\$608	1.2			
Waushara County	\$13.73	\$714	\$28,560	1.9	\$63,700	\$1,593	\$19,110	\$478	1,796	18%	\$8.78	\$457	1.6			
Winnebago County	\$15.13	\$787	\$31,480	2.1	\$80,800	\$2,020	\$24,240	\$606	24,570	35%	\$15.25	\$793	1.0			
Wood County	\$14.54	\$756	\$30,240	2.0	\$73,600	\$1,840	\$22,080	\$552	8,848	27%	\$13.60	\$707	1.1			

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